



## Peartree Close, South Ockendon

£180,000



- One bedroom first floor maisonette, ideal for first-time buyers or investors
- Being sold with the added benefit of no onward chain, allowing for a smooth and quick sale
- Conveniently located within close proximity of Ockendon train station, perfect for commuters
- Bright and airy open plan lounge/kitchen/diner, creating a versatile and sociable living space
- Welcoming hallway with storage space, ideal for keeping everyday essentials tidy
- Good sized bedroom providing comfort and flexibility for living or working from home
- Well-appointed bathroom, designed for practicality and modern living
- Long lease of 130 years, offering security and peace of mind for the next owner
- Low-maintenance first floor layout, ideal for easy living and minimal upkeep
- Excellent opportunity to purchase a stylish, chain-free property in a sought-after South Ockendon location



**If you're after a well-located, easy-to-manage home with no delays, this one bedroom first floor maisonette is ready and waiting. Being sold with no onward chain and just a short stroll from Ockendon train station, it's perfect for commuters, first-time buyers, or anyone looking for a smart starter home.**

Step inside to a welcoming hallway with handy storage, leading into a light and airy open plan lounge/kitchen/diner — a space that works for relaxing, entertaining, or simply enjoying a quiet moment. The good sized bedroom offers comfort and practicality, while the well-appointed bathroom keeps mornings stress-free.

With a long lease of 130 years, this property gives security and peace of mind, making it a sensible and stylish purchase. Compact, convenient, and full of potential — a home that works for you from day one.

#### Area Guide – South Ockendon

South Ockendon is a popular and well-connected residential area in Essex, prized for its balance of suburban convenience and a welcoming community atmosphere. The town benefits from a range of local amenities, including shops, cafes, and leisure facilities, making day-to-day life easy and practical.

Families are well served with a variety of schools nearby, while green spaces and parks provide opportunities for outdoor activities and recreation. Commuters enjoy excellent transport links, with Ockendon train station offering regular services into London and easy access to the A13, connecting the area to Basildon, the M25, and beyond.

Combining accessibility, schooling options, and a strong sense of community, South Ockendon is an ideal choice for first-time buyers, families, and professionals looking for a convenient and well-connected location.



#### THE SMALL PRINT:

Council Tax Band: A  
Local Authority: Thurrock  
Service Charge: £60.00 per month  
Annual Ground Rent: tbc  
Approximate Length of Lease: 130 years remaining

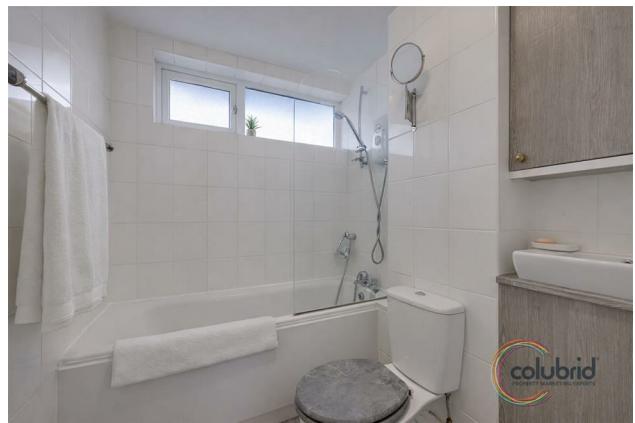
We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

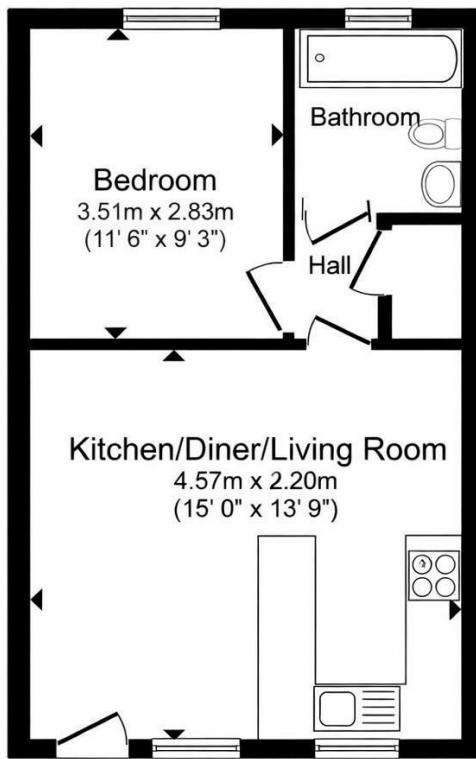
We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £80 + VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



### Second Floor



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